



42 The Grove, Sutton Coldfield, West Midlands, B74 3UD

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

Every detail of this incredible home has been thoughtfully designed, planned and fitted to accentuate its beauty of its charming interior and creating a space inside that would suit anyone looking for a family home on one of the most desirable cul de sac in Little Aston.

With ash windows throughout, the home boasts two spacious reception rooms, the dining room, with s to the front of the home is a perfect space to hold formal dinners and Christmas parties for a large crowd. The lounge the rear enjoys a solid oak inglenook with fireplace with log burner and a feature wall of Welsh slate effect with built in lighting, creating a cosy and inviting room.

The kitchen is certainly one of our favourite features, fitted with a wood wall and base units, contemporary touches including high-specification integrated appliances - Let's not forget the centre island with a solid oak worktop offering additional storage, as well as a breakfast bar. This space is complemented well with a bay ash window that provides a seating space to sit and enjoy your coffee or wine. A laundry room provides access to a lobby ideal for extra storage and further access to the garage.

Upstairs, the palatial landing provides four generous bedrooms, with two bedrooms enjoying ensuite bathrooms and the third enjoying an ensuite WC. A modern bathroom services the remainder bedrooms. The loft is fully boarded with floor joist and could easily be upgraded to a loft conversion if desired.

The gardens enjoy a fantastic layout and have been beautifully landscaped for enjoying the sunshine and privacy which can both be enjoyed within this outside space. A purpose built workshop to the rear of the garden.

Situated in the heart of Little Aston, on a charming quiet cul-de-sac, this superb family home is a short walk away from village amenities, highly regarded schools and local train links into Birmingham, whilst offering the peace and tranquillity of open countryside and a stunning local park, right on your doorstep. Situated off Little Aston Lane this quiet cul-de-sac is a perfect oasis of peace and quiet yet conveniently located for all amenities and the stunning grounds of Aston Wood Golf Club.



Living Room
23' 6" x 12' 4" (7.16m x 3.76m)

Dining Room
18' 6" x 10' 10" (5.63m x 3.30m)

Kitchen
25' 6" x 12' 3" (7.77m x 3.73m)

Laundry Room
10' 4" x 5' 2" (3.15m x 1.57m)

WC

Garage

Workshop in Garden

Bedroom One
16' 8" x 12' 3" (5.08m x 3.73m)

Ensuite

Bedroom Two
16' 8" max x 12' 5" (5.08m x 3.78m)

Ensuite

Walk in Cupboard

Bedroom Three
13' 9" x 11' 2" (4.19m x 3.40m)

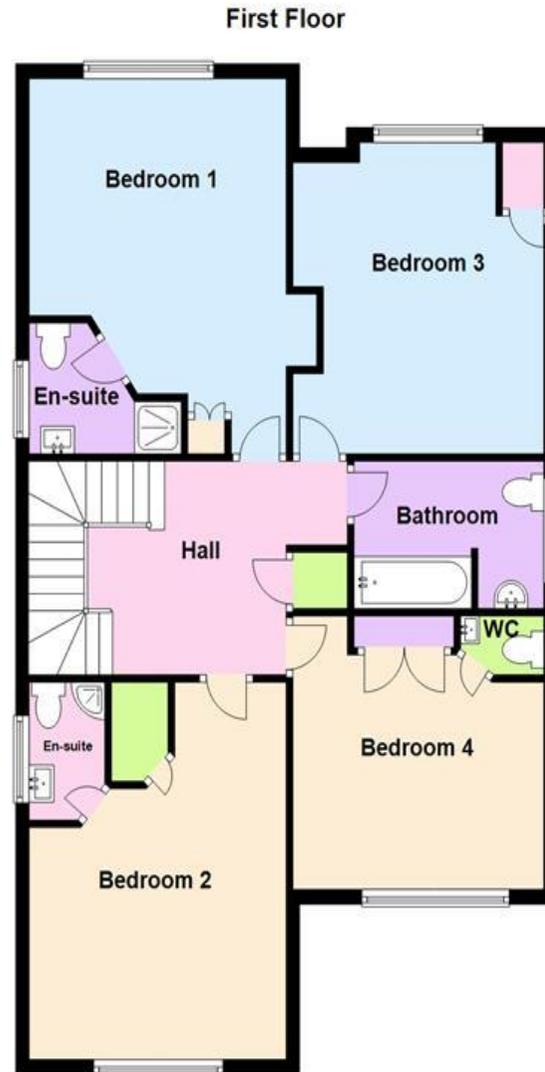
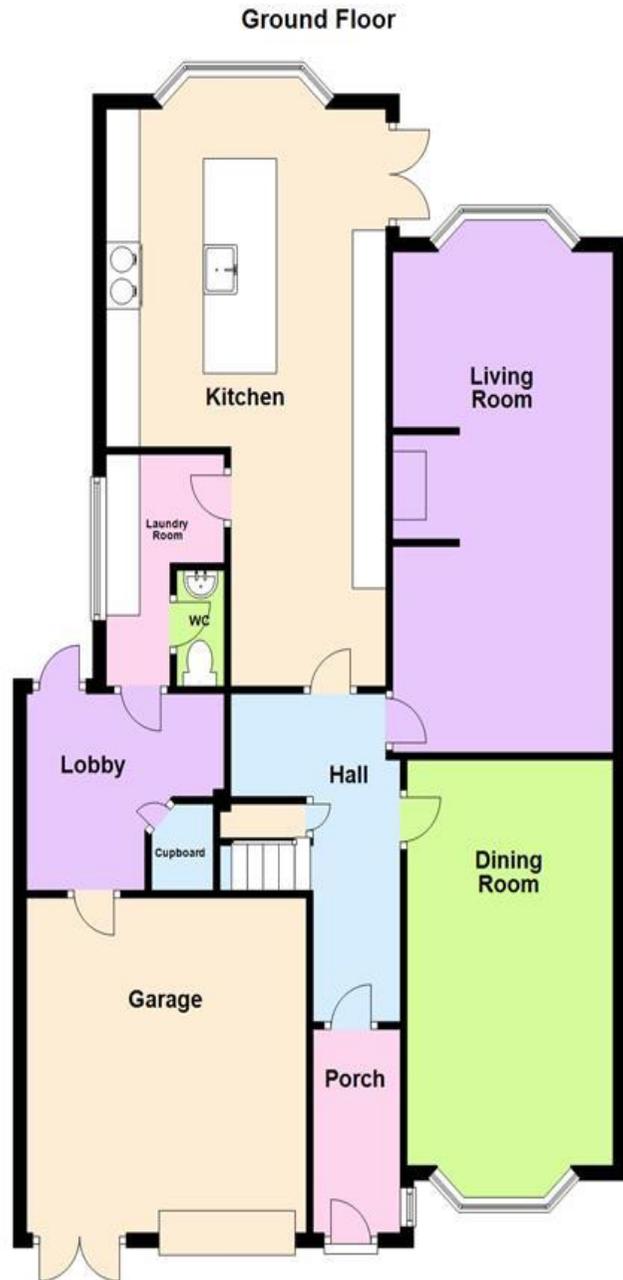
Bedroom Four
10' 8" x 11' 0" (3.25m x 3.35m)





FLOORPLAN

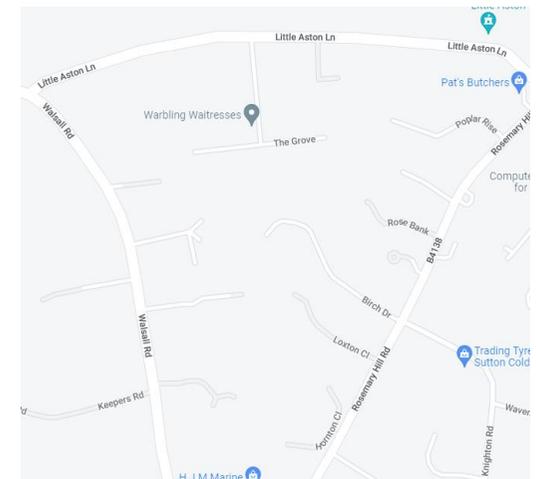
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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